

**TATA****TATA CAPITAL HOUSING FINANCE LTD.**

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.

Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, Building "A" 4th Floor, Off Pokhran Road No.2, Behind TCS, Thane (W) 400 607.

NOTICE FOR SALE OF IMMOVABLE PROPERTY**(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)**

E-Auction Notice of 15 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on **27-02-2026** on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset/ property shall be sold by E- Auction at 2.00 P.M. on the said **27-02-2026**. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before **26-02-2026** till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, Building "A" 4th Floor, Off Pokhran Road No.2, Behind TCS, Thane (W) 400 607.

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below;

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)/Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1	TCHHL0687 0001002497 23	Mr. HITESH RAJU SAMSHER Mrs. ROSHANI BHAGWAT AHIRE	Rs. 30,82,941/- 12-08-2025	Rs. 26,90,000/- Earnest Money Deposit (EMD): - Rs. 2,69,000 /- Type of possession:- Physical	Rs. 3238201/- 04-02-2026

Description of the Immovable Property: All that Flat No. 1208, C-Wing, admeasuring 27.68 Sq. Mtrs., Carpet Area on the 12th Floor, in Building No. 2, Wing-C, Sector-5, and known as Shalibhadra Amora, to be constructed on the Land bearing Survey No. 212, Hissa No. 3 of Village Nilamare, Taluka Vasai, District Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Registration Sub District of Vasai and Registration District of Palghar

2	TCHHL0687 0001002082 11 & TCHIN0687 0001002098 05 & TCHIN0687 0001002997 53 & TCHHF0687 0001003761 16	Mr. SANDEEP RAMESH GAIKWAD Mrs. SONALI JAYANT DHOTRE	Rs. 15,26,523/- is due and payable by you under Agreement no. TCHHL0687000100208211 and an amount of Rs. 61,402/- is due and payable by you under Agreement no. TCHIN0687000100299805 and an amount of Rs. 3,46,715/- is due and payable by you under Agreement no. TCHIN0687000100299753 totalling to Rs. 19,34,640/- 13-08-2024	Rs. 12,11,000/- Earnest Money Deposit (EMD): - Rs. 1,21,100 /- Type of possession:- Physical	Rs. 1811247/- is due and payable by you under Agreement no. TCHHL0687000100208211 and an amount of Rs. 159928/- is due and payable by you under Agreement no. TCHHF0687000100376116 and an amount of Rs. 446532/- is due and payable by you under Agreement no. TCHIN0687000100299753 and an amount of Rs. 85226/- is due and payable by you under Agreement no. TCHIN0687000100299805 totalling to Rs. 2502933/- 04-02-2026
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Description of the Immovable Property: The premises bearing Flat No. 307, Third Floor, E-Wing, admeasuring carpet area 26.253 Sq. Mtrs., CB Area 1.080 Sq. Mtr., balcony area 2.475 Sq. Mtrs., Terrace area 2.700 Sq. Mtrs., W.S area 3.938 Sq. Mtrs. In the Building known as Gokuldham lying being and situated at Village Mamdapur, Taluka Karjat, District Raigad, Maharashtra- 410101.

3	TCHHL0695 0001002345 62 & TCHIN0695 0001002370 50	Mrs. GAURI SHASHIKANT LAD (Co-Borrower & Legal Heir of Late. SHASHIKANT BABAJI LAD), Mrs. SUGANDHA BABAJI LAD (Legal Heir of Late. SHASHIKANT BABAJI LAD),	Rs. 67,920/- is due and payable by you under Agreement no. TCHIN0695000100237050 and an amount of Rs. 14,18,683/- is due and payable by you under Agreement no. TCHHL0695000100234562 and totalling to Rs. 14,86,603/- 17-06-2025	Rs. 15,00,000/- Earnest Money Deposit (EMD): - Rs. 1,50,000 /- Type of possession:- Physical	Rs. 1506248/- is due and payable by you under Agreement no. TCHHL0695000100234562 and an amount of Rs. 76408/- is due and payable by you under Agreement no. TCHIN0695000100237050 totalling to Rs. 1582656/- 04-02-2026
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Description of the Immovable Property: All that premises bearing Flat No.503, on the Fifth Floor, Wing-B, In the Building No. 5-B, in the building to be known as Roop Rajat Building 5A & 5B, in Sector-II, having carpet area admeasuring 38.97 Sq. Mtrs., lying being and situated at Village Betegaon, Taluka & District Palghar.

Disclosure :- Consumer Complaint filed by the Borrower against TCHFL (CC/48/2025) is pending DCDCR, Palghar, No stay order is passed against TCHFL in the said case

4	10582327	Mr Sagar Kundlik Kumbhar Mrs Reshma Laxmandas Kungwani Space Hardware & Design Private Limited	Rs. 93,38,141/- 12-09-2024	Rs. 92,00,000/- Earnest Money Deposit (EMD): - Rs. 9,20,000 /- Type of possession:- Physical	Rs. 12258822/- 04-02-2026
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Description of the Immovable Property: All the piece and parcel of the Flat No 164, admeasuring approximately 59.79 sq meters carpet area that is approximately 644 square feet carpet area on 16th floor, together with one vehicle parking space Kalpataru Paramount Tower II, Daffodil Colorchem Near Kapurbawadi Jun Thane West, Thane Maharashtra

5	TCHHL0627 0001000743 70	Mr. Naveen Kumar Yadav, Mrs. Varsha Yadav,	Rs. 22,00,568/- 11-06-2025	Rs. 17,10,000/- Earnest Money Deposit (EMD): - Rs. 1,71,000 /- Type of possession:- Physical	Rs. 2369598/- 04-02-2026
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Description of the Immovable Property: All that piece and parcel of the Flat No. 403, on the Fourth Floor, in the Building known as Satguru, in Wing-C, Building No. 8, admeasuring Carpet area of 383.24 Sq. Ft., Amrut Residency, Saravali Village, Boisar (West), Palghar District, Maharashtra

6	TCHIN0058 0001002958 46 & TCHHL0058 0001002953 98	Mr. SUNIL ASHOK TAPARE, Mrs. PADAMABAI ASHOK TAPARE	Rs. 1,36,644/- is due and payable by you under Agreement no. TCHIN0058000100295846 and an amount of Rs. 10,30,801/- is due and payable by you under Agreement no. TCHHL0058000100295398 and Totalling to Rs. 11,67,445/- 11-12-2024	Rs. 8,90,000/- Earnest Money Deposit (EMD) :- Rs. 89,000/- Type of possession :- Physical	Rs. 166639/- is due and payable by you under Agreement no. TCHIN0058000100295846 and an amount of Rs. 1286671/- is due and payable by you under Agreement no. TCHHL0058000100295398 totalling to Rs. 1453310/- 04-02-2026
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Description of the Immovable Property: Flat No. 111, on the First Floor, of Wing- B, of complex known as "Bhawani Shankar Residency" which is to have total carpet area of 26.52 Sq. Mtrs. Situated at village Badlapur, Rohidaswada, Kanhor Road, Taluka Ambemath, District Thane, within local limits of Kulgaoon Badlapur Municipal Council.

7	10497226 & 10501426	MR. ASADULLA SHAIKH MRS. VII KHATUN	Rs. 2835990/- & Rs. 135374/- is due and payable by you under Agreement no. 10497226 & 10501426 respectively, totaling to Rs. 2971364/- 08-01-2025	Rs. 30,00,000/- Earnest Money Deposit (EMD) :- Rs. 3,00,000/- Type of possession :- Physical	Rs. 163717/- is due and payable by you under Agreement no. 10501426 and an amount of Rs. 3267113/- is due and payable by you under Agreement no. 10497226 totalling to Rs. 3430830/- 04-02-2026
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Description of the Immovable Property: All that piece and parcel of the FLAT NO. 302, ADMEASURING CARPET AREA 60.786 SQ.MTRS 3RD FLOOR A WING KALP NISARGA TO G CHSL, CONSTRUCTED ON PLOT OF LAND SURVEY NO.81, HISSA NO.3A & 3B, VILLAGE SHIRGAON, OPP. ARYAN ONE, BADLAPUR EAST, THANE

8	9825401	Mr. SHARAD SHANTARAM PARAB Mrs. Sakshi Parab	Rs. 16,32,751/- 11-06-2024	Rs. 27,00,000/- Earnest Money Deposit (EMD) :- Rs. 2,70,000/- Type of possession :- Physical	Rs. 2111442/- 04-02-2026
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Description of the Immovable Property: All that piece and parcel of residential flat No. 102, admeasuring 276 Sq. feet carpet area equivalent to 25.64 sq. Mtrs., AND Flat No. 103 admeasuring 276 Sq. Feet carpet area, equivalent to 25.64 Sq. Mtrs, Wing- B, on the First Floor, SO both the Flats admeasuring 552 Sq. Ft., carpet area equivalent to 51.28 Sq. Mtrs., in the Building known as Building No. E & Building name METALICA, Bhelipada, Khopoli Pali Road, Taluka Sughagad, District Raigad, Maharashtra

9	10541970 & 10550973	Ms. SHEETAL VASANT JOSHI, Mrs. BHAGYASHRI VASANT JOSHI,	Rs. 2,53,649/- is due and payable by you under Agreement no. 10550973 and an amount of Rs. 72,24,305/- is due and payable by you under Agreement no. 10541970 and Totalling to Rs. 74,77,954/- 06-06-2024	Rs. 75,00,000/- Earnest Money Deposit (EMD) :- Rs. 7,50,000/- Type of possession :- Physical	Rs. 353766/- is due and payable by you under Agreement no. 10550973 and an amount of Rs. 9119949/- is due and payable by you under Agreement no. 10541970 totalling to Rs. 9473715/- 04-02-2026
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Description of the Immovable Property: All the piece and parcel of residential premises bearing Flat No. 104, admeasuring about 37.53 Sq. Mtrs. Carpet on the First Floor, in B-Wing, of buildings of the Society popularly known as DOSTI VRISHTI ABC (DOSTI VIHAR) Co-Op. Hsg. Soc. Ltd., of the Complex Known as Dosti Vihar, lying being and situated at Village Panchpakhadi, Kores Road, Vartak Nagar, Pokhran Road No. 1, Thane (West), Within the limits of Thane Municipal Corporation and in the Registration District and Sub District of Thane.

Note :- The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any.

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal <https://auctionbazaar.com> on 27-02-2026 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. **2.** The Immovable Property shall not be sold below the Reserve Price. **3.** Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) **4.** All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. **5.** The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. **6.** For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. **7.** Inspection of the Immovable Property can be done on 18-02-2026 between 11 AM to 5.00 PM. with prior appointment. **8.** The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. **9.** In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. **10.** In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. **11.** Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. **12.** For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, ARCA EMART PRIVATE LIMITED, 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad - 500082 Email Id : contact@auctionbazaar.com / support@auctionbazaar.com or Manish Bansal, Email Id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 9999078669. **13.** TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. **14.** Please refer to the below link provided in secured creditor's website <https://surl.li/jyqmvw> for the above details. **15.** Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place:- Mumbai
Date :- 11-02-2026

Sd/-
Authorized Officer
Tata Capital Housing Finance Ltd.